

BAM BULLETIN

Garden News

Tree surgery

Following our application to Camden Council, one of their Tree Officers came to inspect the dying Whitebeam and confirmed our head gardener's diagnosis that the tree was dangerous, and he authorized the immediate felling of the tree. Our head gardener subsequently arranged an inspection of all our trees with the Tree Officer to discuss proposed works, and also agreed we would call in our Arboricultural Consultant to carry out a more detailed inspection of four trees. We will inform residents by separate letter later in the year of our tree surgery proposals for the coming winter.

Privet cutting

As noted in our last bulletin, some of the privet hedging is being allowed to grow in order to get to uniform levels. It looks untidy at present, but we will soon be able to finish this work.

Bats

BAM is considering joining the Bat Conservation Trust. Camden Council is encouraging the introduction of bats to gardens in West Hampstead. Bats are useful because they have a voracious appetite for insects such as mosquitoes, midges and flies. It is estimated that a bat can eat over 3,000 insects a night. It is being suggested that we place one or two bat breeding boxes high in a couple of trees.

Garden litter and foxes

Residents who use the gardens should be careful to clear their litter up to avoid feeding foxes.

The foxes are becoming proficient in opening black bin bags and in emptying the bins. Therefore, we are requesting that residents take their litter bags home with them.

Entrance doors on Marlborough Mansions

We have painted one set of doors with a black 'matte' finish, but the response we have had is in favour of the black gloss finish, so we will start painting the outside of all Marlborough Mansions entrance doors in gloss black.

Major external works

Works to 17-24 Avenue Mansions are now complete, apart from some snagging. Works to the front of 25-34 Avenue Mansions are also completed and the scaffold is being removed. We have had to carry out extensive masonry repairs on the Cannon Hill/Finchley Road corner to rectify frost damage.

Common parts refurbishments

Specifications for the internal redecoration of 17-24 and 25-34 Avenue Mansions, have now gone out to tender to three contractors.

Book Sharing Club

We have started a sharing scheme where you can bring your unwanted books to the Estate Office to pass on for other residents to enjoy, and at the same time find something to read yourself. All books are welcome, and the "library" will be open during the Estate Office opening hours.

Cannon Hill Boundary Wall

The full length of the damaged Cannon Hill Boundary Wall, which runs from the corner of Finchley Road to the main gate, will be rebuilt. Designs are currently being finalised.

Local Community Meetings

Members of the Communication Committee attended Fortune Green Ward Safer Neighbourhood public meeting. There were complaints about street drinkers on West End Green, and the Police confirmed these had been passed on to the Streetsafe team. There was a discussion about using the Chelsea clip for handbags in restaurants. There were also complaints about urban foxes on the Mill Lane open space, but the Police explained that the problem of foxes was not within their remit. There were representatives from the Fire Brigade with info packs about various aspects of fire prevention in the home and community safety officers giving info packs out about security at home and garden. We will try to get hold of extra copies of these packs for distribution to residents.

Members also attended the "WHat" (West Hampstead Amenities and Transport) meeting at which Sarah Hayward, Camden Council member for community development regeneration and equalities, discussed the aspect of changes of usage for shops in the West Hampstead area i.e. no more supermarkets and restaurants, and Heather Johnson, member for children, schools and families, who discussed the new build of Emmanuel School in Mill lane and Play Areas in the borough. WHat have a notice board which is situated on the corner of West End Lane opposite Alexandra Mansions.

AGM of 'Friends of Fortune Green' on Tuesday 14th September, 7.30 p.m. at Cemetery Lodge.

Development at 17-24 Avenue Mansions

We have been informed by Camden Council that they will grant planning permission to our

proposed one bedroom flat subject to us signing a "car free" Section 106 Agreement which would prevent all occupiers of the flat from ever either obtaining a Residents Parking Permit or a contract to park in any car park in the borough. Our view is that this is detrimental to the usage and value of the flat. As the Council tried to impose the same restriction when we developed flats 35a and 37 Avenue Mansions, but eventually gave in, we are proposing to make an appeal against their decision.

Visitor Parking Permits

The Estate Office usually has a few Visitor permits available for sale to residents who may need them. If residents have any spare Visitor permits they don't need, the Office will buy them at cost in order to maintain their stock.

Facebook Group for BAM Residents

A BAM resident has taken the initiative to establish an interactive group on Facebook for BAM residents called "BAM Estate". The group is a private forum not viewable by the general public. If you are not a Facebook member and would like to join, simply contact Joe Proctor joeproctor@bluelink.andover.edu and he will ensure that you get added.

Contact Us

The Estate Office e-mail address is headporter@bamestate.co.uk
Telephone: 020 7419 1112

Looking for...

Keys Found in Cannon Hill on Sunday 15th August. Call in at the Estate Office.

Looking for a nanny, babysitter, cleaner or window cleaner. Or have you services to offer?- Adverts for domestic services can be placed here in the BAM Bulletin and/or on our website at - www.bamestate.co.uk/page6/subheader5.htm
Just email your advert to the Estate Office.